FLORIDA

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0324-27

Part 1: Tax Deed Application Information			
Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC PO BOX 669139 DALLAS, TX 75266-9139	Application date	Jul 26, 2023
Property description	MILLHOUSE PHILLIP WOODS ESTHER 720 WOODLAND DR PENSACOLA, FL 32503 720 WOODLAND DR 04-4058-000 LT 1 BLK 5 WOODLAND HEIGHTS PB 4 P 1 OR 7267 P 720 OR 7839 P 219	Certificate #	2021 / 1660
		Date certificate issued	06/01/2021

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2021/1660	06/01/2021	1,513.63	75.68	1,589.31
# 2022/1812	06/01/2022	1,684.72	84.24	1,768.96
			→Part 2: Total*	**3,358.27**

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2023/1797	06/01/2023	1,893.16	6.25	94.66	1,994.07
				Part 3: Total*	**1,994.07**

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	5,352.34
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. **Total Paid** (Lines 1-6)	5,727.34

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: Jennifer N. Cassidy
Signature, Tax Collector or Designee

Escambia, Florida

Date August 11th, 2023

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

+ $12.50

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. **Total Paid** (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	

Sign here: _____ Date of sale 03/06/2024
Signature, Clerk of Court or Designee

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application
Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)
Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8** through **12**. Enter the amount on **Line 13**.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300545

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
TLGFY, LLC
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC
PO BOX 669139
DALLAS, TX 75266-9139,
hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
04-4058-000	2021/1660	06-01-2021	LT 1 BLK 5 WOODLAND HEIGHTS PB 4 P 1 OR 7267 P 720 OR 7839 P 219

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
TLGFY, LLC
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF
TLGFY, LLC
PO BOX 669139
DALLAS, TX 75266-9139

Applicant's signature

07-26-2023
Application Date

Chris Jones
Escambia County Property Appraiser

Real Estate Search **Tangible Property Search** **Sale List**

Back

Nav. Mode ◉ Account ○ Parcel ID

Printer Friendly Version

General Information

Parcel ID: 491S305000001005
Account: 044058000
Owners: PRISCIANDARO ANTHONY TRUSTEE FOR AAHS OF FLORIDA
TRUST 9/19/202
WOODS ESTHER
Mail: 13330 W COLONIAL DR UNIT 110
WINTER GARDEN, FL 34787
Situs: 720 WOODLAND DR 32503
Use Code: SINGLE FAMILY RESID
Taxing Authority: PENSACOLA CITY LIMITS
Tax Inquiry: Open Tax Inquiry Window

Tax inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	*Cap Val*
2023	$30,000	$91,635	$121,635	$98,902
2022	$20,000	$85,996	$105,996	$89,911
2021	$15,000	$67,709	$82,709	$81,738

Disclaimer

Tax Estimator

File for New Homestead Exemption Online

Report Storm Damage

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/28/2023	9005	103	$10,500	QC	
01/16/2018	7839	219	$100	OT	
12/03/2014	7267	720	$100	QC	
01/1977	1081	250	$22,000	WD	

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and Comptroller

2023 Certified Roll Exemptions

None

Legal Description

LT 1 BLK 5 WOODLAND HEIGHTS PB 4 P 1 OR 7267 P 720 OR 7839 P 219 OR 9005 P 103

Extra Features

None

Parcel Information

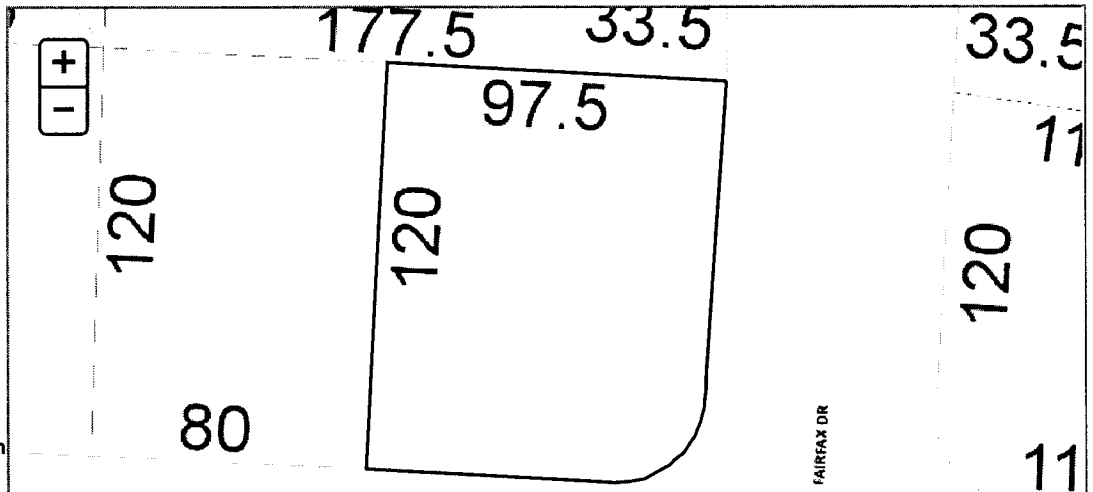
Launch Interactive Map

Section Map Id:
05-2S-30-1

Approx. Acreage:
0.2675

Zoned:
R-1AAA
R-1AAA

Evacuation & Flood Information
Open Report



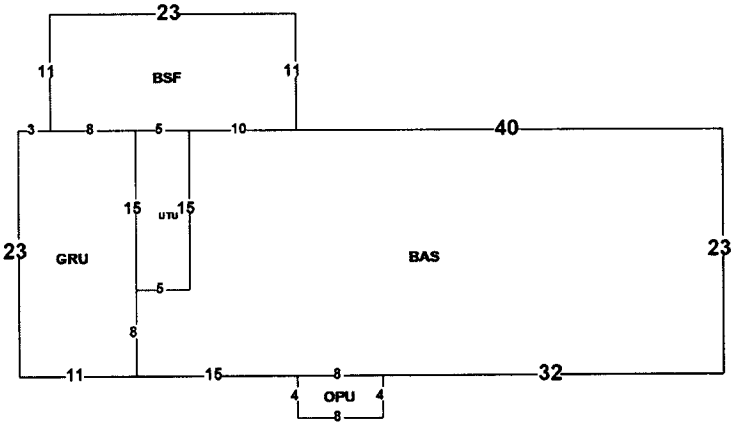
View Florida Department of Environmental Protection(DEP) Data

Buildings

Address:720 WOODLAND DR, Year Built: 1956, Effective Year: 1956, PA Building ID#: 70712

Structural Elements

DECOR/MILLWORK-*AVERAGE*
DWELLING UNITS-*1*
EXTERIOR WALL-*CONCRETE BLOCK*
FLOOR COVER-*CARPET*
FOUNDATION-*SLAB ON GRADE*
HEAT/AIR-*CENTRAL H/AC*
INTERIOR WALL-*DRYWALL-PLASTER*
NO. PLUMBING FIXTURES-*6*
NO. STORIES-*1*
ROOF COVER-*COMPOSITION SHG*
ROOF FRAMING-*GABLE*
STORY HEIGHT-*0*
STRUCTURAL FRAME-*MASONRY PIL/STL*



Areas - 1803 Total SF

BASE AREA - *1190*
BASE SEMI FIN - *253*
GARAGE UNFIN - *253*
OPEN PORCH UNF - *32*
UTILITY UNF - *75*

Images

1/18/2018 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:08/16/2023 (tc 7346)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023067791 8/21/2023 9:28 AM
OFF REC BK: 9028 PG: 637 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC** holder of **Tax Certificate No. 01660**, issued the **1st** day of **June, A.D., 2021** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 1 BLK 5 WOODLAND HEIGHTS PB 4 P 1 OR 7267 P 720 OR 7839 P 219

SECTION 49, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 044058000 (0324-27)

The assessment of the said property under the said certificate issued was in the name of

PHILLIP MILLHOUSE and ESTER WOODS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **fourth** Wednesday in the month of March, which is the **6th day of March 2024.**

Dated this 18th day of August 2023.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

August 28, 2023

TLGFY, LLC
PO BOX 669139
DALLAS, TX 75266

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. There are additional fees needed in order to process your application. If you have any questions, please feel free to contact me at (850) 595-3793.

TAX CERT	ADDITIONAL FEES	
2021 TD 01660	$40.00	- Sheriff Fee
2021 TD 02855	$40.00	- Sheriff Fee
2021 TD 03224	$40.00	- Sheriff Fee
2021 TD 03358	$200.00	- Sheriff Fee
2021 TD 00107	$80.00	- Sheriff Fee
2021 TD 06069	$40.00	- Sheriff Fee
2021 TD 04906	$40.00	- Sheriff Fee

PLEASE REMIT $480.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: Emily Hogg
Emily Hogg
Tax Deed Division

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502
Telephone 850-595-3793 • ehogg@EscambiaClerk.com

perdido
title & abstract, inc.

PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: **04-4058-000** CERTIFICATE #: **2021-1660**

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: **December 15, 2003 to and including December 15, 2023** Abstractor: **Vicki Campbell**

BY

Michael A. Campbell,
As President
Dated: December 20, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 20, 2023
Tax Account #: **04-4058-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ESTHER WOODS AND ANTHONY PRISCIANDARO, TRUSTEE OF THE AAHS OF FLORIDA TRUST DATED SEPTEMBER 19, 2022**

   By Virtue of Quit Claim Deed recorded 12/3/2014 in OR 7267/720 and Death Certificate recorded 01/16/2018 - OR 7839/219 and Quit Claim Deed recorded 07/11/2023 - OR 9005/103

2. The land covered by this Report is: **See Attached Exhibit "A"**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

   a. **Lis Pendens in favor of ANTHONY PRISCIANDARO, TRUSTEE OF THE AAHS OF FLORIDA TRUST DATED SEPTEMBER 19, 2022 recorded 09/07/2023 – OR 9037/988**

4. Taxes:

   Taxes for the year(s) 2020-2022 are delinquent.
   Tax Account #: 04-4058-000
   Assessed Value: $98,902.00
   Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.

PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: **MAR 6, 2024**

TAX ACCOUNT #: **04-4058-000**

CERTIFICATE #: **2021-1660**

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
☐	☒	**Notify City of Pensacola, P.O. Box 12910, 32521**
☐	☒	**Notify Escambia County, 190 Governmental Center, 32502**
☐	☒	**Homestead for _2023_ tax year.**

PHILLIP MILLHOUSE AND
ESTHER WOODS AND
ANTHONY PRISCIANDARO,
TRUSTEE OF THE AAHS OF
FLORIDA TRUST DATED
SEPTEMBER 19, 2022
720 WOODLAND DR
PENSACOLA, FL 32503

PHILLIP MILLHOUSE
4001 NW OZMUN AVE APT 1
LAWTON, OK 73505

ANTHONY PRISCIANDARO,
TRUSTEE OF THE AAHS OF
FLORIDA TRUST DATED
SEPTEMBER 19, 2022
13330 W. COLONIAL DR UNIT 110
WINTER GARDEN, FL 34787

Certified and delivered to Escambia County Tax Collector, this 20th day of December, 2023.
PERDIDO TITLE & ABSTRACT, INC.

BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

December 20, 2023
Tax Account #:04-4058-000

LEGAL DESCRIPTION
EXHIBIT "A"

LT 1 BLK 5 WOODLAND HEIGHTS PB 4 P 1 OR 7267 P 720 OR 7839 P 219

SECTION 49, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 04-4058-000 (0324-27)

Recorded in Public Records 12/03/2014 at 02:37 PM OR Book 7267 Page 720, Instrument #2014089889, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $10.00 Deed Stamps $0.70

This Instrument Prepared by:
James E. Sturdivant
720 Woodland Dr., Pensacola, FL 32503

Space Above this line for recording data

QUIT CLAIM DEED

This Quit Claim Deed, Executed the 3rd day of December, 2014 by James E. Sturdivant, a divorced un-remarried man, Whose post office address is 720 Woodland Dr., Pensacola, FL 32503 **First Party.**

TO Phillip Millhouse, a married man and Esther Woods, a married woman (Children to Grantor), As Joint Tenants With Rights of Survivorship whose post office address is 720 Woodland Dr., Pensacola, FL 32503 **Second Party.**

(Wherever used herein the terms "first Party and "second Party" include all parties to this instrument and the heirs, legal representatives, and the successors and assigns of Corporations wherever the context so admits or requires)

Witnesseth, That the first party, for and in consideration of the sum of $ 10.00 (Ten Dollars)
In hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot,piece or parcel of land, situated, lying and being in the County of Escambia, State of Florida, to wit:

PARCEL ID# 491S305000001005
LOT 1, BLOCK 5, WOODLAND HEIGHTS, PLAT BOOK 4 PAGE 1 OR 1081 P 250

GRANTOR JAMES E. STURDIVANT RESERVES A LIFE ESTATE IN THE ABOVE DESCRIBED PROPERTY

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

Signed, sealed and delivered in the presence of:

Witness Signature (to Grantor)
Printed Name Edward J. Smith

Witness Signature (to Grantor)
Printed Name Lisa English

Grantor James E. Sturdivant

STATE OF FLORIDA
COUNTY OF ESCAMIBA

The foregoing Instrument was acknowledged before me this December 3, 2014, by James E. Sturdivant, Who is Personally known to me or who has produced a Florida Drivers License as Identification.

Notary Signature

LISA ENGLISH
Notary Public, State of Florida
My comm. expires July 11, 2015
Comm. No. EE 109090

Recorded in Public Records 7/11/2023 7:46 AM OR Book 9005 Page 103, Instrument #2023054207, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $18.50 Deed Stamps $73.50

Prepared By and Return To:
Nancy Kaufman
13330 W. Colonial Dr Unit 110,
Winter Garden FL 34787
Consideration $10,500.00

Space Above This Line for Recording

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED, executed this **June, day of** 28**, 2023**, by **Phillip Millhouse, a Divorced man** whose address is **4001 NW Ozmun Ave APT I, Lawton, OK 73505** (the "**Grantor**") to **Anthony Prisciandaro, Trustee of the AAHS of Florida Trust dated September 19, 2022** whose address is **13330 W. Colonial Dr UNIT 110 Winter Garden FL 34787** (the "**Grantee**").

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals and the successor and assigns corporations, wherever the context so admits or requires.)

WITNESSETH, that the said Grantor, for and in consideration of the sum of **Ten and NO/100 Dollars ($10.00)**, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the said Grantee forever, all the rights, title, interest, claim, and demand which the said Grantor has in and to the following described piece or parcel of land, situate, lying and being in the County of **Escambia County, State of Florida,** to wit:

Lot 1, Block 5, WOODLAND HEIGHTS, a subdivision of a portion of section 49, Township 1 south, Range 30 West, Escambia County, Florida, according to the plat thereof recorded in Plat Book 4 at Page 1 of the public records of said County.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. At the time of conveyance of this property, the Grantor's homestead property is 4001 NW Ozmun Ave APT I, Lawton, OK 73505.

Parcel Id: 491S305000001005

Subject to conditions, restrictions, reservations and easements of record and taxes subsequent to 2022.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Print Name: VIKRAMJEET SINGH

Print Name: GULWINDER SINGH

GRANTOR:

Phillip Millhouse

STATE OF OKLAHOMA

COUNTY OF COMANCHE

The foregoing instrument acknowledged before me by means of ✓ physical presence or ___ online notarization, this 28 day of June, 2023, by **Phillip Millhouse, a Divorced man.** He/~~She~~ is ____ personally known to me or has ✓ has produced a OK ID as identification.

Notary Public, State of Oklahoma

VIKRAMJEET SINGH

VIKRAMJEET SINGH
Notary Public
State of Oklahoma
Commission #22015180
My Comm. Expires November 9, 2026

Recorded in Public Records 9/7/2023 2:45 PM OR Book 9037 Page 988, Instrument #2023073059, Pam Childers Clerk of the Circuit Court Escambia County, FL

Filing # 180902965 E-Filed 08/31/2023 01:05:18 PM

IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT IN AND FOR ESCAMBIA COUNTY, FLORIDA

ANTHONY PRISCIANDARO, TRUSTEE OF THE AAHS OF FLORIDA TRUST DATED SEPTEMBER 19, 2022,

Case No: 2023 CA 002632

Plaintiff,

vs.

ESTHER WOODS,

Defendant.
_____/

NOTICE OF LIS PENDENS

TO DEFENDANT, ESTHER WOODS, AND AGAINST ALL OTHER PERSONS OR PARTIES, CLAIMING UNDER THEM:

YOU ARE NOTIFIED OF THE FOLLOWING:

(a) The Plaintiff, ANTHONY PRISCIANDARO, TRUSTEE OF THE AAHS OF FLORIDA TRUST DATED SEPTEMBER 19, 2022, has instituted this action against you seeking partition of the real property listed in (d) below.

(b) The Plaintiff in this action is ANTHONY PRISCIANDARO, TRUSTEE OF THE AAHS OF FLORIDA TRUST DATED SEPTEMBER 19, 2022.

(c) The date of the institution of this action is the date of the e-portal time stamp above.

(d) The real property that is the subject matter of this action is situte in Escambia County, Florida and described as follows:

Lot 1, Block 5, Woodland Heights, a subdivision of a portion of Section 49, Township 1 South, Range 30 West, Escambia County, Florida, according to the plat thereof recorded in Plat Book 4, Page 1, of the Public Records of Escambia County, Florida

720 Woodland Drive, Pensacola, FL 32503

Parcel ID No. 491S305000001005

Respectfully submitted,

Legal Counsel, P.A.
13330 W. Colonial Dr. #110
Winter Garden, FL 34787
T: 407-982-4321
F: 407-982-2587
Primary E-Mail: efilings@legalcounselpa.com
Secondary E-Mail: michele@legalcounselpa.com

/s/ Michele Diglio-Benkiran, Esquire
Michele Diglio-Benkiran, Esquire
Florida Bar No. 0162620
Attorney for Plaintiff, AAHS of Florida Trust dated September 19, 2022

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 01660 of 2021

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 18, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

PHILLIP MILLHOUSE
720 WOODLAND DR
PENSACOLA FL 32503

ESTER WOODS
720 WOODLAND DR
PENSACOLA FL 32503

ANTHONY PRISCIANDARO TRUSTEE
AAHS OF FLORIDA TRUST 9/19/202
13330 W COLONIAL DR UNIT 110
WINTER GARDEN, FL 34787

ANTHONY PRISCIANDARO, TRUSTEE OF THE AAHS OF FLORIDA TRUST DATED SEPTEMBER 19, 2022
720 WOODLAND DR
PENSACOLA, FL 32503

PHILLIP MILLHOUSE
4001 NW OZMUN AVE APT 1
LAWTON, OK 73505

WITNESS my official seal this 18th day of January 2024.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 6, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC** holder of **Tax Certificate No. 01660**, issued the **1st** day of **June, A.D., 2021** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 1 BLK 5 WOODLAND HEIGHTS PB 4 P 1 OR 7267 P 720 OR 7839 P 219

SECTION 49, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 044058000 (0324-27)

The assessment of the said property under the said certificate issued was in the name of

PHILLIP MILLHOUSE and ESTER WOODS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **fourth** Wednesday in the month of March, which is the **6th day of March 2024.**

Dated this 12th day of January 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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Post Property:
720 WOODLAND DR 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

PHILLIP MILLHOUSE
720 WOODLAND DR
PENSACOLA FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

W A R N I N G

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Personal Services:

ESTER WOODS
720 WOODLAND DR
PENSACOLA FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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Dated this 12th day of January 2024.

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Personal Services:

ANTHONY PRISCIANDARO TRUSTEE
AAHS OF FLORIDA TRUST 9/19/202
13330 W COLONIAL DR UNIT 110
WINTER GARDEN, FL 34787

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0324-27

Document Number: ECSO24CIV002619NON **Agency Number:** 24-003060
Court: TAX DEED
County: ESCAMBIA
Case Number: CERT NO 01660 2021

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE PHILLIP MILLHOUSE AND ESTER WOODS
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 1/19/2024 at 8:53 AM and served same at 11:46 AM on 1/22/2024 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED PROPERTY PER CLERK'S OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: K. Lucas 916
K. LUCAS, CPS

Service Fee: $40.00
Receipt No: BILL

Printed By: TDH

WARNING

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Post Property:
720 WOODLAND DR 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0324-27

Document Number: ECSO24CIV002618NON **Agency Number:** 24-003059
Court: TAX DEED
County: ESCAMBIA
Case Number: CERT NO 01660 2021

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE PHILLIP MILLHOUSE AND ESTER WOODS
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 1/19/2024 at 8:53 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for PHILLIP MILLHOUSE , Writ was returned to court UNEXECUTED on 1/25/2024 for the following reason:

720 WOODLAND DRIVE IS VACANT. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: K. Lucas 916
K. LUCAS, CPS

Service Fee: $40.00
Receipt No: BILL

Printed By: KMJACKSON

WARNING

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Personal Services:

PHILLIP MILLHOUSE
720 WOODLAND DR
PENSACOLA FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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Personal Services:

PHILLIP MILLHOUSE
720 WOODLAND DR
PENSACOLA FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0324-27

Document Number: ECSO24CIV002616NON **Agency Number:** 24-003058
Court: TAX DEED
County: ESCAMBIA
Case Number: CERT NO 01660 2021

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE PHILLIP MILLHOUSE AND ESTER WOODS
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 1/19/2024 at 8:52 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for ESTER WOODS , Writ was returned to court UNEXECUTED on 1/25/2024 for the following reason:

720 WOODLAND DRIVE IS VACANT. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: K. Lucas 916
K. LUCAS, CPS

Service Fee: $40.00
Receipt No: BILL

Printed By: KMJACKSON

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Personal Services:

ESTER WOODS
720 WOODLAND DR
PENSACOLA FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

ESTER WOODS
720 WOODLAND DR
PENSACOLA FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale

Account: 044058000 Certificate Number: 001660 of 2021

Payor: LEGAL COUNSEL PA IOTA TRUST ACCOUNT 13330 W COLONIAL DR STE 110 WINTER GARDEN FL 34787 Date 2/6/2024

Clerk's Check #	1	Clerk's Total	$555.52
Tax Collector Check #	1	Tax Collector's Total	$6,427.12
		Postage	$37.00
		Researcher Copies	$0.00
		Recording	$10.00
		Prep Fee	$7.00
		Total Received	$7,036.64

PAM CHILDERS
Clerk of the Circuit Court

Received By: _____
Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • http://www.clerk.co.escambia.fl.us

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
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COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

Case # 2021 TD 001660
Redeemed Date 2/6/2024
Name LEGAL COUNSEL PA IOTA TRUST ACCOUNT 13330 W COLONIAL DR STE 110 WINTER GARDEN FL 34787

Clerk's Total = TAXDEED	$555.52
Due Tax Collector = TAXDEED	$6,427.12
Postage = TD2	$37.00
ResearcherCopies = TD6	$0.00
Release TDA Notice (Recording) = RECORD2	$10.00
Release TDA Notice (Prep Fee) = TD4	$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name

FINANCIAL SUMMARY

No Information Available - See Dockets

Search Property | Property Sheet | Lien Holder's | Sold To | Redeem | Forms | Courtview | Benchmark

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 044058000 Certificate Number: 001660 of 2021

Redemption: No | Application Date: 7/26/2023 | Interest Rate: 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 3/6/2024	Redemption Date 2/6/2024
Months	8	7
Tax Collector	$5,727.34	$5,727.34
Tax Collector Interest	$687.28	$601.37
Tax Collector Fee	$12.50	$12.50
Total Tax Collector	$6,427.12	$6,341.21 TC
Record TDA Notice	$17.00	$17.00
Clerk Fee	$119.00	$119.00
Sheriff Fee	$160.00	$160.00
Legal Advertisement	$200.00	$200.00
App. Fee Interest	$59.52	$52.08
Total Clerk	$555.52	$548.08 CH
Release TDA Notice (Recording)	$10.00	$10.00
Release TDA Notice (Prep Fee)	$7.00	$7.00
Postage	$37.00	$37.00
Researcher Copies	$0.00	$0.00
Total Redemption Amount	$7,036.64	$6,943.29
	Repayment Overpayment Refund Amount	$93.35
Book/Page	9028	637

Notes

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2024009370 2/7/2024 9:00 AM
OFF REC BK: 9101 PG: 480 Doc Type: RTD

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 9028, Page 637, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01660, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: **044058000 (0324-27)**

DESCRIPTION OF PROPERTY:

LT 1 BLK 5 WOODLAND HEIGHTS PB 4 P 1 OR 7267 P 720 OR 7839 P 219

SECTION 49, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: PHILLIP MILLHOUSE and ESTER WOODS

Dated this 6th day of February 2024.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

PHILLIP MILLHOUSE [0324-27]
720 WOODLAND DR
PENSACOLA FL 32503

9171 9690 0935 0128 0727 88

ESTER WOODS [0324-27]
720 WOODLAND DR
PENSACOLA FL 32503

9171 9690 0935 0128 0727 95

ANTHONY PRISCIANDARO TRUSTEE
[0324-27]
AAHS OF FLORIDA TRUST 9/19/202
13330 W COLONIAL DR UNIT 110
WINTER GARDEN, FL 34787

9171 9690 0935 0128 0728 01

ANTHONY PRISCIANDARO, TRUSTEE
OF THE AAHS OF FLORIDA TRUST
DATED SEPTEMBER 19, 2022 [0324-27]
720 WOODLAND DR
PENSACOLA, FL 32503

9171 9690 0935 0128 0728 18

PHILLIP MILLHOUSE [0324-27]
4001 NW OZMUN AVE APT 1
LAWTON, OK 73505

9171 9690 0935 0128 0749 97

contact
Redeemed

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

PAM CHILDERS
CLERK & COMPTROLLER
FILED
2024 JAN 26 A 11:47
ESCAMBIA COUNTY

CERTIFIED MAIL™

PENSACOLA FL 325
JAN 24 PM 2

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01/18/2024 ZIP 32502
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US POSTAGE

VAC

ESTER WOODS [0324-27]
720 WOODLAND DR
PENSACOLA FL 32503

NIXIE 322 DE 1 0001/24/24
RETURN TO SENDER
VACANT
UNABLE TO FORWARD

VAC BC: 32502583335 *2738-01819-18-37
32503-2074283

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 17
Pensacola, FL 32502

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER
FILED
2024 JAN 26 AM 10:45
ESCAMBIA COUNTY, FL

CERTIFIED MAIL™

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US POSTAGE

VOC

ANTHONY PRISCIANDARO, TRUSTEE
OF THE AAHS OF FLORIDA TRUST
DATED SEPTEMBER 19, 2022 [0324-27]
720 WOODLAND DR
PENSACOLA, FL 32503

VAC
32503-2307*2833

NIXIE 322 DE 1 0001/24/24
RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 32502583335 *2738-01901-18-37

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

PAM CHILDERS
CLERK & COMPTROLLER
FILED
2024 JAN 26 A 11: 15
ESCAMBIA COUNTY, FL

CERTIFIED MAIL™

PENSACOLA FL 325
18 JAN 2024 PM 2 L

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FIRST-CLASS MAIL
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US POSTAGE

VAC

PHILLIP MILLHOUSE [0324-27]
720 WOODLAND DR
PENSACOLA FL 32503

VAC
32503-37243 C033

NIXIE 322 DE 1 0001/24/24
RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 32502583335 *2738-01831-18-37

Escambia
Sun Press
PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA
County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a NOTICE **in the matter of** TAX DEED SALE

DATE – 03-06-2024 – TAX CERTIFICATE #'S 01660

in the CIRCUIT **Court was published in said newspaper in the issues of**

FEBRUARY 1, 8, 15, 22, 2024

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC, dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2024.02.22 11:59:36 -06'00'

PUBLISHER

Sworn to and subscribed before me this 22ND **day of** FEBRUARY **A.D.,** 2024

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC, dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2024.02.22 12:39:50 -06'00'

HEATHER TUTTLE
NOTARY PUBLIC

HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2024
Commission No. HH4627

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLGFY LLC holder of Tax Certificate No. 01660, issued the 1st day of June, A.D., 2021 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 1 BLK 5 WOODLAND HEIGHTS PB 4 P 1 OR 7267 P 720 OR 7839 P 219 SECTION 49, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 044058000 (0324-27)

The assessment of the said property under the said certificate issued was in the name of PHILLIP MILLHOUSE and ESTER WOODS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the fourth Wednesday in the month of March, which is the 6th day of March 2024.

Dated this 18th day of January 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-02-01-08-15-22-2024